

Frant Road, Tunbridge Wells



An elegant, attached Victorian family home offering beautifully presented accommodation arranged over four storeys, with off-street parking and an impressive rear garden.

Situation

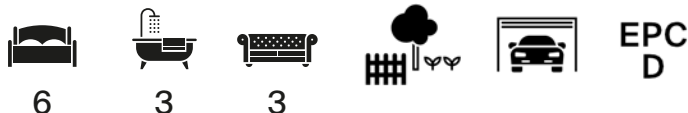
The property is located in the popular southern part of the town, within easy reach of the principal shopping areas, with many major national stores in Royal Victoria Place. Specialist shops, boutiques and independent cafes can be found on the famous Pantiles and Old High Street, with elegant colonnades and a number of fairs and festivals.

Nearby open spaces include Dunorlan Park, with its popular boating lake, Tunbridge Wells Common, and the Grove. Sporting and recreational interests in the area are well served with a number of renowned golf courses, cricket and tennis clubs - including facilities at The Nevill, off nearby Warwick Park.

The area is renowned for the quality of its schooling, both in the private and state sectors, including nearby The Mead, Rose Hill and Holmewood preparatories. Options for older children include grammars for boys and girls with private choices such as Mayfield, Tonbridge and Sevenoaks.

Distances

Tunbridge Wells Station 0.7 of a mile (London Bridge from 42 minutes), Pantiles 0.4 of a mile, High Street 0.5 of a mile. (All times and distances are approximate)







The Property

An impressive entrance hall leads to all of the principal living accommodation with a wealth of period features on display throughout the house, including wonderful high ceilings, sash windows, intricate cornicing and ornate fireplaces. There are two formal reception rooms, a sitting room at the front of the house and a larger drawing room at the rear with a charming bay window overlooking the garden. The open plan kitchen/dining room is a real highlight, with a range of contemporary wall and base units, leading into a light and spacious dining area with a vaulted ceiling and doors opening out onto the patio, ideal for modern family living and entertaining. Leading on from the kitchen is a study, boot room, utility room and w.c. Also on the ground floor is a further cloakroom/w.c. accessed from the entrance hall.

Stairs lead down from the entrance hall to the lower ground floor, currently configured as a cinema room, library/playroom and wine store.

The principal bedroom is situated on the first floor at the front of the house. There are two further bedrooms on this level, served by two well-appointed family bathrooms.

There are three further bedrooms on the second floor and a separate shower room.

Gardens and Grounds

The property benefits from a private driveway offering ample off-street parking and an attached single garage.

The rear garden has been lovingly and meticulously cared for with a raised patio flowing seamlessly from the house and steps down to an expanse of level lawn bordered by mature plants, shrubs and trees.







Directions (TN2 5LE)

Proceed away from the town centre on the A267 (Frant Road) for approximately 0.4 of a mile. Castleton House (53C) will be found on the left hand side, just after the turning to Broadwater Down on the right.

Services

Mains water, electricity and drainage. Gas-fired central heating.

Property Information

Local Authority Tunbridge Wells Borough Council, Tel. 01892 526121

Council Tax G

Tenure Freehold

Viewings Strictly by prior appointment with Knight Frank, LLP

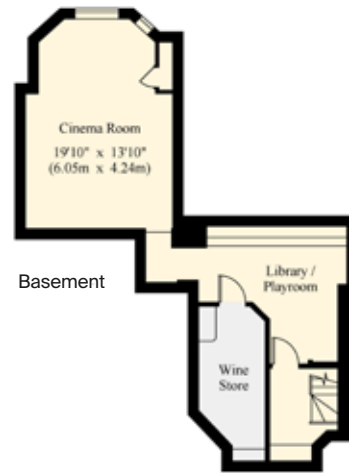


Approximate Gross Internal Floor Area

Total Area = 368.1 sq m / 3,962 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact.

Attention is drawn to the important notice on the last page of the text of the Particulars.



Knight Frank
Tunbridge Wells
47 High Street
Tunbridge Wells
Kent TN1 1XL
[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more
Ross Davies
01892 515035
ross.davies@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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